



**531 Sierra Morena Court SW  
Calgary, Alberta**

**MLS # A2297449**



**\$839,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** Vault, Furnitures (if buyers want)

**OPEN HOUSE:** April 11 & 12 FROM 1:00PM TO 4:00PM. Welcome to most sought after community of Signal Hill! This well-maintained, original traditional bi-level home offers a fantastic blend of character, space, and convenience. Featuring 3 large bedrooms and 3 full bathrooms, the home includes a spacious primary suite complete with a generous walk-in closet. The bright and functional kitchen is highlighted by beautiful granite countertops, while multiple living spaces—including a large basement rec room—provide plenty of room for family living and entertaining. The basement also features a striking fireplace with hand-cut rock, complemented by a marble fireplace in the family room above. Additional upgrades include a newer hot water tank (2025), insulated basement ceiling, and a durable clay tile roof with mortar reinforcement completed just two years ago. Outside, enjoy a pie-shaped corner lot offering extra space and privacy, along with a heated oversized garage. A large laundry room with sink and built-in cabinets adds everyday convenience. Ideally located with easy access to shopping, restaurants, schools, and public transportation, this home is just a 10–15 minute drive to downtown—making it perfect for both families and commuters. Book your showing today!